

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

19 MONTALTO DRIVE PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5 RYEBURN STREET OFFICER VIC 3809	\$870,000	17-Nov-25
3 CLENDON DRIVE OFFICER VIC 3809	\$915,000	14-May-25
13 ALTERA CRESCENT OFFICER VIC 3809	\$915,000	18-Jun-25

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 19 May 2026

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**5 RYEBURN STREET OFFICER VIC  
3809**

4 2 2

Sold Price

**\$870,000**

Sold Date

**17-Nov-25**

Distance

**0.32km**



**3 CLENDON DRIVE OFFICER VIC  
3809**

4 2 2

Sold Price

**\$915,000**

Sold Date

**14-May-25**

Distance

**0.37km**



**13 ALTERA CRESCENT OFFICER  
VIC 3809**

4 2 2

Sold Price

Sold Date

**18-Jun-25**

Distance

**0.38km**

RS = Recent sale

UN = Undisclosed Sale

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